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**Historic Structures Report
Housing and Urban Development (HUD) Building**

Project No. RDC44006

HISTORIC STRUCTURES REPORT

HOUSING AND URBAN DEVELOPMENT (HUD) BUILDING

**451 7th Street, SW
Washington, DC**

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PREFACE

The following comprises an Historic Structures Report for the US Department of Housing and Urban Development (HUD) Building, located at 451 Seventh Street SW, Washington, DC. The report was prepared for the General Services Administration, National Capital Region, by Oehrlein & Associates Architects under an open end contract with Quinn Evans/Architects to provide Historic Architectural/Engineering Services, Contract No. GS11P91EG00114, Work Order No. P1194EG0019, Project Control No. RDC44006. Although the final report was not submitted until 1999, building survey and report preparation was conducted between April 1994 and July 1995 and reflects conditions in the building at that time. The report was prepared by Reed A. Black, AIA, Mary L. Oehrlein, FAIA, and Mary Jane Klingelhofer of the O&AA staff and Stephanie B. Dyer, consultant.

SCOPE AND PURPOSE OF REPORT

The purpose of the Historic Structures Report is twofold. The first major goal is to provide a description and evaluation of the architectural history of the building, focusing on:

- history of the design and construction;
- architectural, historical and technological significance;
- important events and persons, including architects associated with the building; and
- detailed physical description of the building as originally built.

The second major goal of the report is to provide guidelines for the current and future rehabilitation of the HUD Building in such a way as to preserve the historic and architectural integrity of the structure. This portion of the report focuses on:

- survey of present physical conditions;
- identification of significant spaces, elements and details;
- paint analysis of original and current color schemes;
- condition and analysis of bluestone pointing mortar;
- diagnosis of materials deterioration and recommendations for treatment;
- cleaning recommendations for interior and exterior materials based on on-site testing;
- design guidelines for maintenance, restoration, rehabilitation and renovation;
- criteria for use in planning future design changes; and
- recommendations for restoration or replacement of significant missing elements.

INTENDED USE

It is intended that this report serve as a reference guide for all future design and maintenance efforts for the building. The report should be updated through the years to reflect building changes.

FOCUS OF THE REPORT

Since the focus of this report is on the historical and architectural significance of the building, it deals primarily with aesthetic issues related to maintaining the architectural integrity and significance of the building. Unless related to this aspect of significance, issues such as structural condition, compliance with safety regulations and adequacy of mechanical systems are outside the scope of this study.

IDENTIFICATION OF ROOM NUMBERS

Throughout the report, rooms and stairs are identified by their currently used numbers. It is believed that these numbers have not been changed since the construction of the building, however, these room numbers are not the same as the numbers used on the original construction documents, drawings and specifications.

BUILDING DISCREPANCIES WITH ORIGINAL DRAWINGS

A comparison of the original drawings with the existing building reveals that executive offices in the building were not built according to the drawings. The drawings show a variety of executive office suites on the fifth through tenth floors at the southern end of the building; in fact, identical executive offices were constructed on the fourth through the ninth floors, with the suite on the fourth floor constructed in 1969 after completion of the building. Offices for the Secretary and Assistant Secretary were constructed as originally designed on the tenth floor. Additional executive office suites were located on the southwest and southeast wings on the tenth floor, which were similar in configuration and finishes to the suites on the fourth through ninth floors.

RESEARCH SOURCES

A variety of sources were checked for original drawings, photographs, specifications and construction correspondence including the GSA Technical Resources Library, National Archives, AIA Library, Martin Luther King Library, Archives of American Art and collections located in private offices of the HUD Building.

A personal interview and building walk-through were held with Herbert Beckhard, partner with Marcel Breuer and Associates, the architectural firm responsible for the design of the building. Herbert Swinburne of Nolen Swinburne and Associates, associate architects for the project, was contacted but was unable to provide information.

No construction correspondence or files were located at the National Archives. Construction correspondence, original specifications and change orders were located in Room #B-248 of the HUD Building in the building management offices. These records were consulted to determine discrepancies of the building as originally built in comparison with the original drawings.

Original drawings (approximately 1,495 including preliminary submissions and duplicates) and progress photos have been located in the Papers of Marcel Breuer in the Media Services Department of the Syracuse University Library.